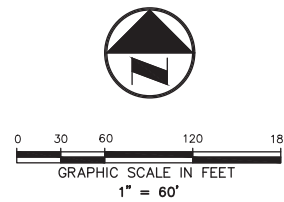


VICINITY MAP
(NOT TO SCALE)



NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on December 16, 2019 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C00185L, Community-Panel No. 0185L, Revised Date: March 21, 2019 and Map No. 48439C0205L, Community-Panel No. 0205L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- A drainage study shall be required prior to grading or building permit issuance on all lots

LEGEND

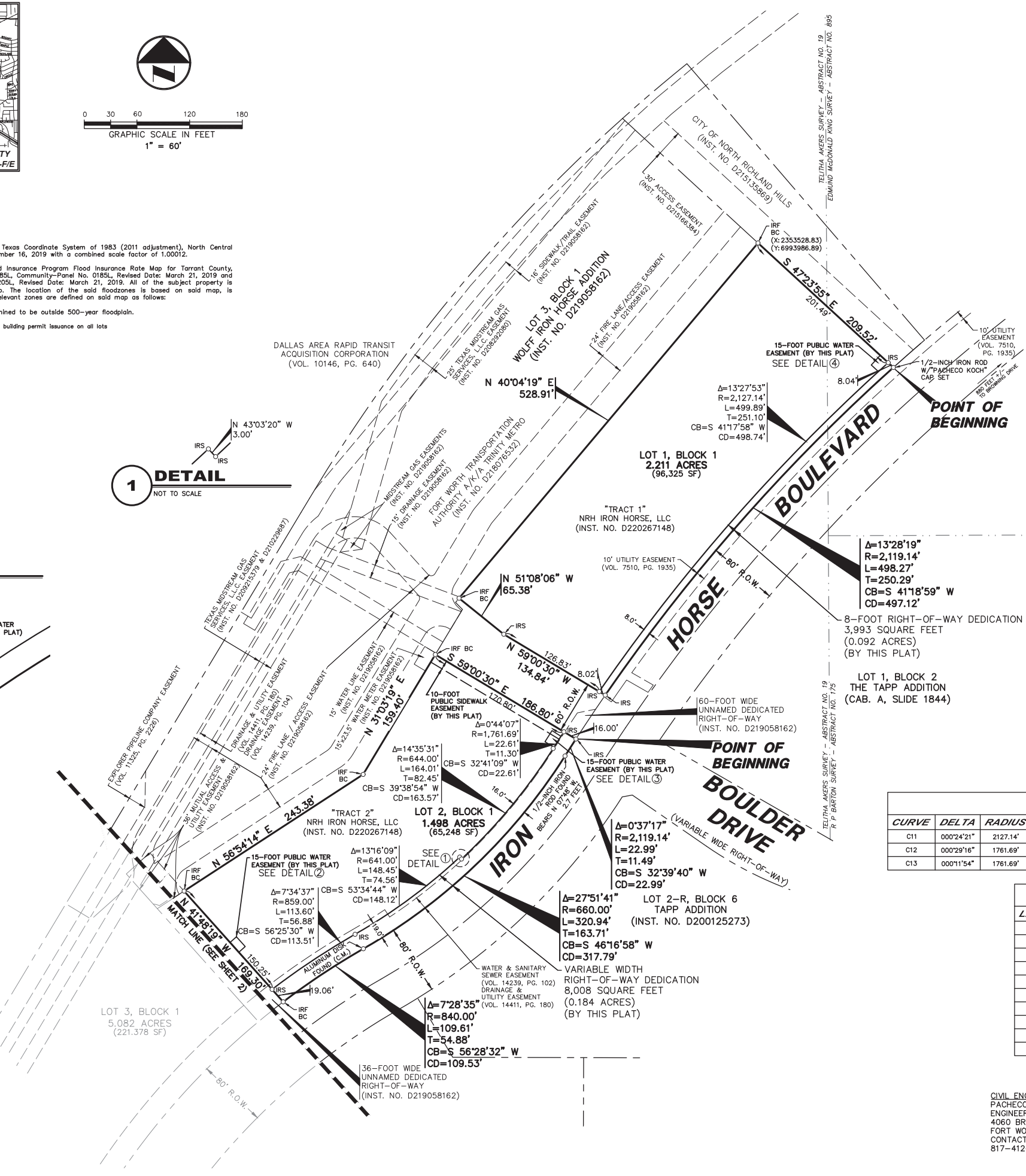
- PROPERTY CORNER
- OFFSITE PROPERTY LINE
- EASEMENT LINE
- PROPERTY LINE
- CENTERLINE
- 1/2" IRON ROD WITH "PACHECO KOCH" CAP SET
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS

1 DETAIL
NOT TO SCALE

2 DETAIL
NOT TO SCALE

4 DETAIL
NOT TO SCALE

3 DETAIL
NOT TO SCALE



OWNER'S CERTIFICATION (TRACT 1)

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, NRH Iron Horse, LLC is the owner of a 2.303 acre tract of land situated in the Edmund McDonald King Survey, Abstract No. 895 and the Telitha Akers Survey, Abstract No. 19, City of North Richland Hills, Tarrant County, Texas; said tract being all of Tract 1 described in Special Warranty Deed from IHB Development Company, LP to NRH Iron Horse, LLC recorded in Document Number D220267148 of the Official Public Records of Tarrant County, Texas; said 2.303 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of said Tract 1 and being in the west right-of-way line of Iron Horse Boulevard (an 80-foot right-of-way) said point also being in a non-tangent curve to the left;

THENCE, along said curve and said west right-of-way line, having a central angle of 13 degrees, 28 minutes, 19 seconds, a radius of 2,119.14 feet, a chord bearing and distance of South 41 degrees, 18 minutes, 59 seconds West, 498.27 feet, an arc distance of 498.27 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of an unnamed right-of-way dedication (generally 60-foot wide) as shown on plat of Lot 3, Block 1, Wolff Iron Horse Addition, an addition to the City of North Richland Hills, according to the plat recorded in Document Number D219058162 of the said Official Public Records;

THENCE, departing said west right-of-way line and along the perimeter of said Wolff Iron Horse Addition and the south and west lines of said Tract 1 the following three (3) calls:

North 59 degrees, 00 minutes, 30 seconds West, a distance of 134.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

North 51 degrees, 08 minutes, 06 seconds West, a distance of 65.38 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found;

North 40 degrees, 04 minutes, 19 seconds East, a distance of 528.91 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found at the common northwest corner of said Tract 1 and the northeast corner of said Lot 3;

THENCE, South 47 degrees, 23 minutes, 55 seconds East, along the north line of said Tract 1, a distance of 209.52 feet to the POINT OF BEGINNING;

CONTAINING: 100,318 square feet or 2.303 acres of land, more or less.

OWNER'S CERTIFICATION (TRACT 2)

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, NRH Iron Horse, LLC is the owner of a 1.682 acre tract of land situated in the Telitha Akers Survey, Abstract No. 19, City of North Richland Hills, Tarrant County, Texas; said tract being all of Tract 2 described in Special Warranty Deed from IHB Development Company, LP to NRH Iron Horse, LLC recorded in Document Number D220267148 of the Official Public Records of Tarrant County, Texas; said 1.682 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of said Tract 2 and the southeast corner of an unnamed right-of-way dedication (generally 60-foot wide) as shown on plat of Lot 3, Block 1, Wolff Iron Horse Addition, an addition to the City of North Richland Hills, according to the plat recorded in Document Number D219058162 of the said Official Public Records, and also being in the west right-of-way line of Iron Horse Boulevard (an 80-foot right-of-way) in a non-tangent curve to the left;

THENCE, along said west right-of-way line and along the east line of said Tract 2 the following three (3) calls:

Along said curve to the left, having a central angle of 00 degrees, 37 minutes, 17 seconds, a radius of 2,119.14 feet, a chord bearing and distance of South 32 degrees, 39 minutes, 40 seconds West, 22.99 feet, an arc distance of 22.99 feet to a point of reverse curvature, from said point a 1/2-inch iron rod found bears North 07 degrees, 48 minutes West, 2.7 feet;

Along a curve to the right, having a central angle of 27 degrees, 51 minutes, 41 seconds, a radius of 660.00 feet, a chord bearing and distance of South 46 degrees, 16 minutes, 58 seconds West, 317.79 feet, an arc distance of 320.94 feet to an aluminum disk found for a point of reverse curvature;

Along a curve to the left, having a central angle of 07 degrees, 28 minutes, 35 seconds, a radius of 840.00 feet, a chord bearing and distance of South 56 degrees, 28 minutes, 32 seconds East, 109.53 feet, an arc distance of 109.53 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found at the southeast corner of said Tract 2 and the northeast corner of an unnamed right-of-way dedication (36-foot wide) as shown on said plat of Lot 3;

THENCE, departing said west right-of-way line and along the perimeter of said Wolff Iron Horse Addition and the south, west, and north lines of said Tract 2 the following four (4) calls:

North 41 degrees, 48 minutes, 19 seconds West, a distance of 169.30 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found;

North 56 degrees, 54 minutes, 14 seconds East, a distance of 243.38 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found;

North 31 degrees, 03 minutes, 19 seconds East, a distance of 159.40 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found;

South 59 degrees, 00 minutes, 30 seconds East, a distance of 186.80 feet to the POINT OF BEGINNING;

CONTAINING: 73,256 square feet or 1.682 acres of land, more or less.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C11	000°24'21"	2127.14'	15.06'	7.53'	S 47°49'44" W	15.06'
C12	000°29'16"	1761.69'	15.00'	7.50'	S 32°36'40" W	15.00'
C13	000°11'54"	1761.69'	6.10'	3.05'	S 32°57'16" W	6.10'

LINE	BEARING	LENGTH
L20	S 48°11'41" W	9.75'
L21	S 41°48'19" E	15.00'
L22	N 48°11'41" E	9.75'
L23	N 41°48'19" W	15.00'
L24	S 57°40'07" E	11.96'
L25	S 32°19'53" W	15.00'
L26	N 57°40'07" W	12.03'
L27	N 47°23'55" W	11.01'
L28	N 42°36'05" E	15.00'
L29	N 47°23'55" W	12.39'

SHEET 1 OF 2
FINAL PLAT
IRON HORSE ADDITION
LOTS 1, 2, & 3, BLOCK 1
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS,
BEING 9.067 ACRES OF LAND
LOCATED IN THE
EDMUND MCDONALD KING SURVEY, ABSTRACT NO. 895
AND THE TELITHA AKERS SURVEY, ABSTRACT NO. 19,
TARRANT COUNTY, TEXAS

CIVIL ENGINEER & SURVEYOR:
PACHECO KOCH CONSULTING
ENGINEERS, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TEXAS 76109
CONTACT: ROBERT W. BRYAN
817-412-7155

OWNER & DEVELOPER:
NRH IRON HORSE, LLC
10100 TRINITY PARKWAY
5TH FLOOR
STOCKTON, CALIFORNIA 95219
CONTACT: JOSH BASLER
972-550-9447

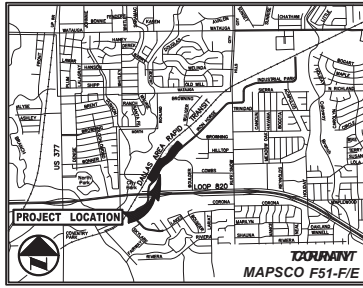
NRHTX CASE NO. _____

4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
AMB	RWB	1"=60'	12/19/2019	3453-19.603

RBP/AN
 2/2/2021 1:51 PM
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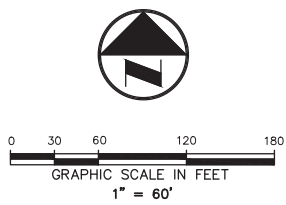
FINAL PLAT - IRON HORSE ADDITION, LOTS 1, 2, & 3, BLOCK 1



VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY CORNER
- OFFSITE PROPERTY LINE
- EASEMENT LINE
- PROPERTY LINE
- CENTERLINE
- IRS 1/2 INCH IRON ROD WITH "PACHECO KOCH" CAP SET
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS



NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on December 16, 2019 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0185L, Community-Panel No. 0185L, Revised Date: March 21, 2019 and Map No. 48439C0205L, Community-Panel No. 0205L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 500-year floodplain.
- A drainage study shall be required prior to grading or building permit issuance on all lots

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	001°32'49"	740.90'	20.00'	10.00'	N 45°23'50" E	20.00'
C2	001°09'44"	740.90'	15.03'	7.51'	N 44°02'34" E	15.03'
C3	001°09'36"	740.90'	15.00'	7.50'	N 41°35'59" E	15.00'
C4	001°09'36"	740.90'	15.00'	7.50'	N 20°31'08" E	15.00'
C5	001°00'07"	859.10'	15.02'	7.51'	S 26°48'16" W	15.02'
C6	001°00'02"	859.10'	15.00'	7.50'	S 34°18'37" W	15.00'
C7	001°16'55"	740.90'	16.58'	8.29'	N 42°49'15" E	16.58'
C8	004°47'52"	740.90'	62.04'	31.04'	N 17°32'24" E	62.02'
C9	011°09'53"	859.10'	167.41'	83.97'	S 20°43'17" W	167.14'
C10	014°49'13"	859.10'	222.22'	111.73'	S 42°13'14" W	221.60'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 49°27'38" W	84.31'
L2	N 40°32'22" E	34.91'
L3	S 49°27'38" E	15.00'
L4	S 40°32'22" W	19.91'
L5	S 49°27'38" E	70.23'
L6	N 48°21'47" W	23.08'
L7	N 41°38'13" E	15.00'
L8	S 48°21'47" E	23.07'
L9	N 69°39'29" W	16.00'
L10	N 20°20'31" E	15.00'
L11	S 69°39'29" E	16.05'
L12	N 60°09'40" W	115.03'
L13	S 74°50'20" W	15.29'
L14	N 15°09'40" W	15.00'
L15	N 74°50'20" E	21.51'
L16	S 60°09'40" E	120.44'
L17	N 54°26'45" W	16.86'
L18	N 35°33'15" E	15.00'
L19	S 54°26'45" E	16.53'

DALLAS AREA RAPID TRANSIT ACQUISITION CORPORATION (VOL. 10146, PG. 640)

EXPRESS PIPELINE COMPANY EASEMENT (VOL. 11325, PG. 2236)
TEXAS MIDSTREAM GAS SERVICES, L.P. EASEMENT (INST. NO. D21026883)
DRAINAGE & UTILITY EASEMENT (VOL. 14239, PG. 102)

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DRAINAGE & UTILITY EASEMENT (VOL. 14239, PG. 102)

DRAINAGE & UTILITY EASEMENT (VOL. 14239, PG. 102)
NRH IRON HORSE, LLC (INST. NO. D220267148)

WATER & SANITARY SEWER EASEMENT (VOL. 14239, PG. 102)
DRAINAGE & UTILITY EASEMENT (VOL. 14411, PG. 180)
24' WIDE MUTUAL ACCESS EASEMENT (INST. NO. D218044519)

DRAINAGE & UTILITY EASEMENT (VOL. 14411, PG. 180)
1/2-INCH IRON ROD FOUND (X: 2352429.78) (Y: 6992324.85)

LOT 3, BLOCK 1
WOLFF IRON HORSE ADDITION
(INST. NO. D219058162)

FORT WORTH TRANSPORTATION AUTHORITY A/K/A TRINITY METRO
(INST. NO. D218076532)

LOT 2, BLOCK 1
1.682 ACRES
(73,256 SF)

LOT 3, BLOCK 6
TAPP ADDITION
(INST. NO. D200125273)

LOT 3, BLOCK 1
4.659 ACRES
(202,973 SF)

IRON HORSE BOULEVARD

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on the ____ day of _____, 20____ to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on the ____ day of _____, 20____ to approve this plat for filing of record.

Mayor, City of North Richland Hills
Attest: City Secretary

OWNER'S CERTIFICATION (TRACT 3)

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, NRH Iron Horse, LLC is the owner of a 5.082 acre tract of land situated in the Telitha Akers Survey, Abstract No. 19, City of North Richland Hills, Tarrant County, Texas; said tract being all of Tract 3 described in Special Warranty Deed from IHB Development Company, LP to NRH Iron Horse, LLC recorded in Document Number D220267148 of the Official Public Records of Tarrant County, Texas; said 5.082 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northeast corner of said Tract 3 and the southeast corner of an unnamed right-of-way dedication (36-foot wide) as shown on plot of Lot 3, Block 1, Wolff Iron Horse Addition, an addition to the City of North Richland Hills, according to the plat recorded in Document Number D219058162 of the said Official Public Records, and also being in the west right-of-way line of Iron Horse Boulevard (an 80-foot right-of-way) in a non-tangent curve to the left;

THENCE, along said west right-of-way line and along the east line of said Tract 3 the following two (2) calls:

Along said curve to the left, having a central angle of 35 degrees, 08 minutes, 19 seconds, a radius of 840.00 feet, a chord bearing and distance of South 32 degrees, 42 minutes, 30 seconds West, 507.12 feet, an arc distance of 515.16 feet to an aluminum disk found at a point of reverse curvature;

Along a curve to the right, having a central angle of 30 degrees, 53 minutes, 13 seconds, a radius of 760.00 feet, a chord bearing and distance of South 30 degrees, 35 minutes, 04 seconds West, 404.76 feet, an arc distance of 409.70 feet to a 1/2-inch iron rod found for the southeast corner of said Tract 3;

THENCE, North 49 degrees, 29 minutes, 23 seconds West, departing said west right-of-way line and along the south line of said Tract 3, a distance of 219.61 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at an angle point in said south line of Tract 3;

THENCE, North 58 degrees, 57 minutes, 05 seconds West, continuing along said south line, a distance of 28.37 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the southwest corner of said Tract 3, said point being in the east line of that tract described in Deed to Dallas Area Rapid Transit Property Acquisition Corporation recorded in Volume 10146, Page 640 of the Deed Records of Tarrant County, Texas;

THENCE, North 31 degrees, 00 minutes, 07 seconds East, along the west line of said Tract 3 and said east line of the Dallas Area Rapid Transit Property Acquisition Corporation tract, a distance of 877.41 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found at the southwest corner of said Lot 3;

THENCE, departing said east line of Dallas Area Rapid Transit Property Acquisition Corporation tract and along the perimeter of said Wolff Iron Horse Addition the following four (4) calls:

South 58 degrees, 56 minutes, 44 seconds East, a distance of 33.90 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found;

North 48 degrees, 10 minutes, 17 seconds East, a distance of 51.42 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found at a point of curvature of a curve to the left;

Along said curve to the left, having a central angle of 30 degrees, 18 minutes, 23 seconds, a radius of 25.00 feet, a chord bearing and distance of North 33 degrees, 01 minutes, 24 seconds East, 13.07 feet, an arc distance of 13.22 feet to a 1/2-inch iron rod with "BRITAIN-CRAWFORD" cap found;

South 41 degrees, 48 minutes, 19 seconds East, a distance of 217.28 feet to the POINT OF BEGINNING;

CONTAINING: 221,378 square feet or 5.082 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, NRH Iron Horse, LLC and by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2, & 3, BLOCK 1, IRON HORSE ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas and do/does hereby dedicate to the public's use the streets, alleys, right-of-way, and other public areas shown on this plat.

Executed this the ____ day of _____, 2021.

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared _____ of NRH Iron Horse, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said NRH Iron Horse, LLC

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for the State of _____
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Robert W. Bryan, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 2/3/21.

Robert W. Bryan
Registered Professional Land Surveyor No. 5508

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert W. Bryan, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Robert W. Bryan and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on the ____ day of _____, 20____ to approve this plat for filing of record.

Mayor, City of North Richland Hills
Attest: City Secretary

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on the ____ day of _____, 20____ to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission
Attest: Secretary, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert W. Bryan, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Robert W. Bryan and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires: _____

SHEET 2 OF 2
FINAL PLAT

**IRON HORSE ADDITION
LOTS 1, 2, & 3, BLOCK 1**

AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, BEING 9.067 ACRES OF LAND LOCATED IN THE EDMUND MCDONALD KING SURVEY, ABSTRACT NO. 895 AND THE TELITHA AKERS SURVEY, ABSTRACT NO. 19, TARRANT COUNTY, TEXAS

NRHTX CASE NO. _____

CIVIL ENGINEER & SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TEXAS 76109
CONTACT: ROBERT W. BRYAN
817-412-7155

OWNER & DEVELOPER:
NRH IRON HORSE, LLC
10100 TRINITY PARKWAY
5TH FLOOR
STOCKTON, CALIFORNIA 95219
CONTACT: JOSH BASLER
972-550-9447

DRAWN BY AMB	CHECKED BY RWB	SCALE 1"=60'	DATE 12/16/2019	JOB NUMBER 3453-19.603
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